

**DISTRICT OF HIGHLANDS**  
**ADVISORY PLANNING COMMISSION**

Minutes of the meeting held Wednesday, December 20, 1995  
at the West Highlands Firehall, 1564 Millstream Road at 7:30 p.m.

PRESENT: Carol Lester, Chair                      Councillor Bill Vogel  
            Will Carrilho                              Kevin Key, Planning Technician  
            Jane Eert  
            Marcie McLean  
            Dave Osborn  
            Al Pellett  
            Kerry Sutton

1. MINUTES

Minutes of the meeting held November 8, 1995:

**MOTION 32/95 MOVED BY DAVE OSBORN  
SECONDED BY KERRY SUTTON AND RESOLVED THAT:  
The minutes of the meeting held November 8, 1995 be adopted as circulated.**

**CARRIED**

2. COUNCIL REFERRALS

(1) Rezoning - Yeomans - RZ-04-95

After considering a recommendation from the Commission, Council had referred the application for OCP and Zoning Bylaw amendments back to the Commission subsequent to a request by the applicant. Rick Yeomans attended on behalf of the property owner. The Commission discussed elements and impacts of the proposal and the comments of the Advisory Committees.

**MOTION 33/95 MOVED BY JANE EERT  
SECONDED BY KERRY SUTTON AND RESOLVED THAT:**

**The APC has further examined this application including letters from Mr. Yeomans and the geotechnical engineer who he hired. We wish to advise Council that we stand by our denial recommendation of November 8, 1995 and wish to add the following:**

- (a) since the trail offered as amenity has been dismissed as of “minimal recreational value” by the Parks and Recreation Advisory Committee, we do not feel that there is any benefit offered to the District in exchange for the proposed rezoning, and
- (b) since this larger split-zoned parcel exists (as do others in the District), due to lot averaging at the time of subdivision, the APC feels that allowing a split of this lot would set a very dangerous precedent.

**CARRIED**

(2) Rezoning - Third Lake Landholders Inc. (RZ-05-95)

Council had referred the application for OCP and Zoning Bylaw amendments to all Advisory Committees requesting that their recommendations be forwarded to the Commission for consideration of a recommendation to Council. Vicki Husband and Elliot and Kathy Gose attended on behalf of the property owners. The Commission discussed elements and impacts of the proposal including comments from Advisory Committees. The Commission agreed to continue discussion of the application at a future meeting.

(3) Correspondence - John Hellemond - Affordable Housing

The Commission discussed correspondence from Mr. Hellemond and the Building Inspector.

**MOTION 34/95 MOVED BY MARCIE MCLEAN  
SECONDED BY AL PELLETT AND RESOLVED THAT:**

**While not without sympathy for Mr. Hellemond’s point of view, the APC feels that this matter should simply be tabled for the time being for the following reasons:**

- (a) contrary to Mr. Hellemond’s statement, any form of an additional dwelling on an existing lot means additional residents and therefore additional demands on water supply and septic systems,
- (b) as noted in the letter from the Building Inspector, recreational vehicles by their very nature are neither built for nor intended as year-round residences, and
- (c) the question of affordable housing within the Highlands will be examined during the upcoming OCP process. To allow such a change at this time would be to preclude the democratic process.

**CARRIED**

3. OFFICIAL COMMUNITY PLAN FUNDING

For a subsequent meeting of the Commission, the Chair would compose a request to Council to urge the Ministry of Municipal Affairs to approve the Planning Grant for the community planning process.

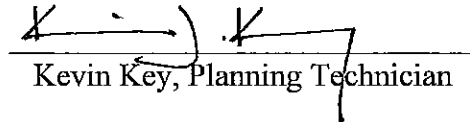
4. ADJOURNMENT

**MOTION 35/95 MOVED BY JANE EERT  
SECONDED BY KERRY SUTTON AND RESOLVED THAT:  
The meeting of December 20, 1995 be adjourned at 11:00 p.m.**

**CARRIED**



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Carol Lester, Chair



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Kevin Key, Planning Technician